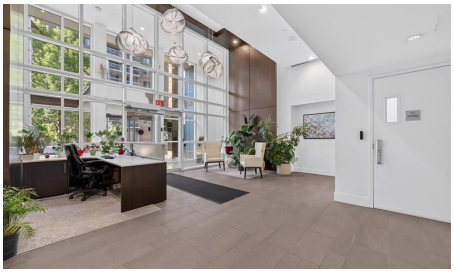
1203 626 14 Avenue SW

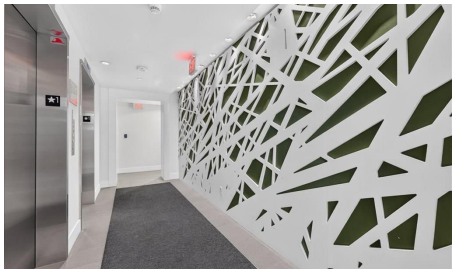
Calgary | Active | MLS® A2355597

$419,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2013**	**835.83 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Are you looking for a new home with walkability, convenience, and modern aesthetic? What about with a east facing patio with views of the Calgary Tower and over to the fireworks during Stampede? This 2 bedroom/2 bathroom condo with A/C is located in one of Calgary's best developments - Calla. Passing the extensively landscaped grounds heading inside, you'll immediately sense a feeling of community. The queen of Calla, Lyn is your concierge specialist, and she is just one of the fabulous features that makes this building a community. At the entrance, the two-storey foyer is bright and full of plants. On this level you will find access to the Guest Suite and Fitness Facilities, and before you head up to this wonderful spot, be sure to check out the gated back courtyard with patio. A corner unit with multiple bright windows, unit 1203 is ready to welcome YOU home. The spacious foyer houses the front hall closet, main bathroom and laundry. A coffee station/office nook is to the left just before the kitchen, beside the pantry. Wide plank laminate flooring runs though the main area, and the warm tones compliment the colour palette of the kitchen. One of the largest kitchen layouts in Calla, grey quartz covers the center island and wraps around the peninsula, seamlessly paired with timeless subway tile. Stainless steel appliances and recessed lighting add to the modern design. Since you are mere steps to many of Calgary's beloved eateries along 17th Ave, you might opt to just have bar stools at the island, but there is also room for a table to host friends for games nights and home cooking. The airy living room is framed by picture windows and is the perfect spot to have friends gather to watch whatever program inspires your memes for the week. The living room leads out to your patio and will be a great spot for grilling and chilling. The primary bedroom has city and Tower views, 3 closets and leads into the 5 piece ensuite. Offering storage, decadent style and dual vanities, this bathroom is giving hotel vibes. The deep soaker tub will be perfect after you've explored the inner city. An executive style layout, there is a second bedroom on the other side of living area that is perfect for a guest room, home office or even a roommate if you get lonely. This home comes with a titled underground parking stall and assigned storage locker. Create new memories, routines, and friendships here, at Calla. Contact your trusted agent to book a showing before She Gon'!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355597
Bedrooms	2
Bathrooms	2
Year Built	2013
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	835.83 sq. ft.
Condo Fee:	$615.30
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	Northeast
Floor Location:	Top
Entry Level:	12
Stories Total:	12
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2013 (Age: 13)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1312515
Heating:	Forced Air
New Constr.:	No

Construction Material:	Composite Siding, Concrete, Metal Siding
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Heated Garage, Insulated, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Hall, In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Calla
Community:	Beltline
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Room
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval, Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 12'7" × 11'3" ·
Main Floor	Kitchen · 12'7" × 8'5" ·
Main Floor	Dining Room · 12'7" × 7'9" ·

Main Floor	Bedroom - Primary · 10'8" × 9'7" ·
Main Floor	Bedroom · 10'6" × 9'1" ·
Main Floor	Foyer · 10'8" × 4'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub
Exterior Features:	Balcony, Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1203-626-14-avenue-sw-calgary-a2355597/

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